

MAYOR  
JOHN CHIRKUN

MAYOR PRO TEM  
ROBERT TAYLOR

CITY COUNCIL  
SALVATORE AIUTO  
JAN HAGGERTY  
CATHERINE J. HAUGH  
COLLEEN MCCARTNEY  
BILL SHOEMAKER



CITY MANAGER  
SCOTT A. ADKINS

CITY CLERK  
RICHARD M. STEENLAND

CITY TREASURER  
MICHAEL SWITALSKI

## ROSEVILLE ZONING BOARD OF APPEALS

CIVIC CENTER COUNCIL CHAMBERS  
29777 GRATIOT AVENUE  
ROSEVILLE, MI 48066

**Tuesday, October 21, 2014**  
7:00 p.m.

### ROLL CALL:

PRESENT: Mayor John Chirkun  
Mayor Pro Tem Robert Taylor

BOARD MEMBERS: Salvatore Aiuto  
Jan Haggerty  
Catherine Haugh  
Colleen McCartney  
Bill Shoemaker

ABSENT : None

OTHERS PRESENT: City Clerk Richard M. Steenland  
City Manager Scott A. Adkins  
City Attorney Tim Tomlinson

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Bldg. Inspections ..... 445-5450  
City Assessor ..... 445-5430  
City Clerk ..... 445-5443  
City Manager ..... 445-5410  
Code Enforce ..... 445-5447

Community Develop ..... 445-5423  
Controller ..... 445-5417  
Dist. Court ..... 773-2010  
D.P.W. .... 445-5470  
Engineering ..... 445-5445

Fire ..... 445-5444  
Housing ..... 778-1360  
Library ..... 445-5407  
Personnel ..... 445-5412  
Police ..... 775-2100

Purchasing ..... 445-5425  
Recreation (Parks) ..... 445-5480  
Senior Center ..... 777-7177  
Treasurer ..... 445-5420  
Water (Billing) ..... 445-5460  
Water (Garage) ..... 445-5466

Mayor John Chirkun called the meeting to order at 7:00 p.m. with the Pledge of Allegiance.

**I. ROUTINE MATTERS**

**II. NEW BUSINESS**

1. **Public Hearing and Board consideration for variance to operate vehicle sales lot within 400 feet of another vehicle sales lot on the property at 28945 Utica, Pierra Abu-Jouben ( Detroit Car Guys), petitioner.**

Petitioner Pierra Abu - Jouben, appeared on behalf of this request.

City Clerk Richard M. Steenland received two letters in opposition.

The following individuals spoke:

- Eric Newsom – 17940 Eastland, is in favor of this request.
- Patrick Abu – Jouben, Co – owner of (Detroit Car Guys)

BOARD MEMBER CATHERINE HAUGH moved, BOARD MEMBER JAN HAGGERTY seconded to close the Public Hearing.

**MOTION CARRIED UNANIMOUSLY**

BOARD MEMBER COLLEEN MCCARTNEY moved, MAYOR PRO TEM ROBERT TAYLOR seconded to deny the variance to operate vehicle sales lot within 400 feet of another vehicle sales lot on the property at 28945 Utica.

**MOTION CARRIED**

**6 IN FAVOR**

**1 OPPOSED**

2. **Public hearing and Board consideration for variance to operate vehicle sales lot with less than 8 foot wide landscape area between the sidewalk and parking area on the property at 28945 Utica, Pierre Abu - Jouden (Detroit Car Guy's) petitioner.**

Petitioner Pierra Abu - Jouben, appeared on behalf of this request.

City Clerk Richard M. Steenland two letters in opposition.

BOARD MEMBER JAN HAGGERTY moved, BOARD MEMBER COLLEEN MCCARTNEY seconded to close the Public Hearing.

**MOTION CARRIED UNANIMOUSLY**

BOARD MEMBER SALVATORE AIUTO moved, BOARD MEMBER BILL SHOEMAKER seconded to approve the variance to operate vehicle sales lot with less than 8 foot wide landscape area between the sidewalk and parking area on the property at 28945 Utica.

**MOTION FAILED**

**2 IN FAVOR**

**5 OPPOSED**

3. **Public hearing and Board consideration for variance to operate vehicle sales lot with landscape area less than 5% total site area or less than 10sf for each parking space provided on the property at 28945 Utica, Pierre Abu – Jouden (Detroit Car Guys), petitioner.**

Petitioner Pierra Abu - Jouben, appeared on behalf of this request.

City Clerk Richard M. Steenland received two letters in opposition.

BOARD MEMBER CATHERINE HAUGH moved, BOARD MEMBER JAN HAGGERTY seconded to close the Public Hearing.

**MOTION CARRIED UNANIMOUSLY**

Petitioner Pierra Abu - Jouben, withdrew the request for a variance to operate vehicle sales lot with landscape area less than 5% total site area or less than 10sf for each parking space provided on the property at 28945 Utica.

4. **Public hearing and Board Consideration to continue to utilize gage for a home occupation on the property at 19358 Masonic, Richard Wagner, petitioner.**

Petitioner Richard Wagner, appeared on behalf of this request.

City Clerk Richard M. Steenland received no correspondence.

BOARD MEMBER CATHERINE HAUGH moved, BOARD MEMBER JAN HAGGERTY seconded to close the Public Hearing.

**MOTION CARRIED UNANIMOUSLY**

BOARD MEMBER COLLEEN MCCARTNEY moved, BOARD MEMBER JAN HAGGERTY seconded to approve the petitioners request for a variance based upon the finding that the petitioners has operated at this location for 30 years without incident and the business is not disruptive to adjacent property owners with the following stipulations:

- Grinding and hammering may only take place Monday through Thursday between 9:00 a.m. and 3:00 p.m.
- Approval is for the petitioner only and may not be carried on by any other family member or future residents.
- All traffic must use front circle drive only.
- Petitioner must be an occupant of the home.

IT IS RESOLVED THAT, pursuant to the application and testimony of the petitioner, and the Zoning Board of Appeals having taken into consideration the nature of the land in question, buildings and other structures located thereon and adjacent thereto, the character of the neighborhood and its general physical development, together with the applicable zoning, and having given consideration to the health, safety and welfare of the area in question, and having considered all of the pertinent factors, it is the finding of this Zoning Board of Appeals that granting the following variance:

PERMISSION TO CONTINUE TO UTILIZE GARAGE FOR A HOME OCCUPATION ON THE PROPERTY AT 19358 MASONIC, ROSEVILLE MI 48066.

PERMANENT PARCEL NO. 14-04-326-006

VAR. #3314

will be in harmony with the general purpose and intent of Zoning Ordinance No. 1202 Section 402-13-a will not be injurious to the neighborhood or otherwise detrimental to the public welfare, and therefore, is hereby granted.

**MOTION CARRIED UNANIMOUSLY**

5. **Public hearing and Board consideration for variance to allow parking in the required front yard setback on the property at 19110 13 Mile, Linda Ringstad petitioner.**

Petitioner Linda Ringstad, appeared on behalf of this request.

City Clerk Richard M. Steenland received two letters in opposition.

MAYOR PRO TEM ROBERT TAYLOR moved, BOARD MEMBER JAN HAGGERTY seconded to close the Public Hearing.

**MOTION CARRIED UNANIMOUSLY**

MAYOR PRO TEM ROBERT TAYLOR moved, BOARD MEMBER JAN HAGGERTY seconded to approve the petitioners request for a variance to allow parking in the required front yard setback, based upon the circumstance that the petitioner lives on a main thoroughfare which causes difficulty moving vehicles out of the driveway.

IT IS RESOLVED THAT, pursuant to the application and testimony of the petitioner, and the Zoning Board of Appeals having taken into consideration the nature of the land in question, buildings and other structures located thereon and adjacent thereto, the character of the neighborhood and its general physical development, together with the applicable zoning, and having given consideration to the health, safety and welfare of the area in question, and having considered all of the pertinent factors, it is the finding of this Zoning Board of Appeals that granting the following variance:

PERMISSION TO ALLOW PARKING IN THE REQUIRED FRONT YARD SETBACK ON THE PROPERTY AT 19110 13 MILE, ROSEVILLE MI 48066.

PERMANENT PARCEL NO. 14-09-102-048

VAR. #3414

will be in harmony with the general purpose and intent of Zoning Ordinance No. 1202 Section 2000 (2) g will not be injurious to the neighborhood or otherwise detrimental to the public welfare, and therefore, is hereby granted.

**MOTION CARRIED UNANIMOUSLY**

**III. HEARING OF THE PUBLIC**

The following individuals spoke:

- Ed Wojciechowski – 26080 Linwood

IV. ADJOURNMENT

MAYOR PRO TEM ROBERT TAYLOR moved, BOARD MEMBER JAN HAGGERTY seconded that the agenda having been acted upon, the meeting is hereby adjourned at 8:05 p.m.

MOTION CARRIED UNANIMOUSLY

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'R. Steenland', with a long horizontal flourish extending to the right.

Richard M. Steenland, City Clerk